



AGENDA
COLUMBUS PLAN COMMISSION
WEDNESDAY, OCTOBER 13, 2010 at 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

ROLL CALL

CONSENT AGENDA

- A. Minutes of the September 8, 2010 meeting (Approval and Signing).

Public Hearing

- B. **C/RZ-10-04: Grooms and Smith Rezoning** – a request by Dwight and Linda Grooms and Mark and Carolyn Smith to rezone properties totaling 7.05 acres from I1 (Light Industrial) to CC (Community Commercial). The properties are located on the east side of County Road 220 East, between County Road 100 South and State Road 46, or more specifically, 4540 East State Street and 4475 East County Road 100 South, in Columbus Township. ***(Referred to the Plan Commission by the City Council for consideration of rezoning conditions.)***

Public Hearing

- C. **C/MP-10-09: Harrison Knolls South Minor Subdivision** – a request by Bruce Nolting to create 2 new lots for a total of 3 lots equaling 35.81 acres; and for approval of a modification from Section 16.24.060 of the Subdivision Control Ordinance which requires sidewalks or other pedestrian systems in all subdivisions except administrative and agricultural subdivisions. The property is located at the northeast corner of the intersection of County Road 250 South and County Road 475 West, in Harrison Township.

Public Hearing

- D. **C/MP-10-10: Harrison Knolls North Minor Subdivision** – a request by Bruce Nolting to create 2 new lots for a total of 3 lots equaling 43.03 acres; and for approval of a modification from Section 16.24.060 of the Subdivision Control Ordinance which requires sidewalks or other pedestrian systems in all subdivisions except administrative and agricultural subdivisions. The property is located on the west side of County Road 475 West, ± ¼ mile south of Carr Hill Road, in Harrison Township.

OLD BUSINESS REQUIRING COMMISSION ACTION

Public Hearing

- E. **C/PUDF-10-03: Sam's Club** – a request by Sam's Club to amend a final PUD to allow the installation of new cart corrals. The property is located at 2715 Merchant's Mile, in the City of Columbus. ***(Sam's club has requested that the request be withdrawn.)***

NEW BUSINESS REQUIRING COMMISSION ACTION

Public Hearing

- F. C/DP-10-04: BCSC Health Services Center** – a request by Bartholomew Consolidated School Corporation for site development plan approval for a health services center. The property is located at 912 5th Street in the City of Columbus.

Public Hearing

- G. C/PUDF-10-04: Menard's** – a request by Mainsource Bank to amend the Menard's final PUD plan to allow a drive-up ATM. The property is located in the Columbus Crossing PUD (Planned Unit Development), on the southwest corner of Merchants Mile and Carr Hill Road, in the City of Columbus.

Public Hearing

- H. C/AD-10-25: Clifty Creek Open Space Agricultural Subdivision** – a request by Lynn Finkel for a modification from Section 16.08 of the Subdivision Control Ordinance to create an agricultural tract that is 9.63 acres in size, 10.37 acres smaller than the required 20 acres. The property is located at the southeast corner of the intersection of 25th Street and County Road 500 East, in Clay Township.

DISCUSSION ITEMS

Public Hearing

Columbus Thoroughfare Plan and Subdivision Control Ordinance Design Standards – a review and discussion of the current content and status of the proposed Thoroughfare Plan and Subdivision Control Ordinance Design Standards, including recommended revisions resulting from public input received subsequent to the Commission's favorable recommendation to the City Council. The City Council has requested that the Plan Commission hold a public hearing on the revised documents, make additional revisions as needed, and forward new recommendations to the Council.

Reminder: Joint Plan Commission Meeting is Wednesday, October 20 at 6:30 p.m. in the Meeting Hall.

Discussion of Menard's Cart Corrals.

Request by Cheryl Zuckschwerdt-Ellsbury of the Bartholomew County Humane Society for a waiver of the filing fee for a Board of Zoning Appeals petition.

DIRECTOR'S REPORT

LIAISON REPORTS

PLAT COMMITTEE-John Hatter
CITY COUNCIL-Ann DeVore
COUNTY PLAN COMMISSION-Steve Ruble
BOARD OF ZONING APPEALS-Dave Bonnell
HEARING OFFICER-Laura Thayer
PARK BOARD-Brian Russell
UTILITY REVIEW COMMITTEE-Roger Lang

ADJOURNMENT

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.